

114 Royalla Drive, Royalla, NSW 2620



Acreage For Sale

Thursday, 4 April 2024

114 Royalla Drive, Royalla, NSW 2620

Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 4 m2

Type: Acreage



Brenden Blewitt
0262808808

\$2,450,000

This truly is a wonderful family home, set on over 11 hectares or 27 acres. The home and land would suit a family, entertainers, horse or stock owners, motoring enthusiasts, those seeking privacy, nature lovers, people with heavy machinery or just about anyone else. It is a private block where you can sit out the front enjoying the views to Rob Roy Range and toward the snowys. This is a large four bedroom, two bathroom home with four car garaging under roofline and plenty more undercover parking space. It has a great space away from the main living areas for a teenager/adult retreat. From the main bedroom you have uninterrupted views across the garden, gum trees and paddocks. The home is flanked by three pergolas, the main one is huge at 68 square metres and fully roofed, where you can entertain a large number of guests. The large front veranda is a peaceful sunny spot to read or watch the native animals flock to the garden every evening. You would even meet the resident echidna. The large well established gardens are mainly native and low maintenance. The entire block has been lovingly regenerated with plants native to Royalla and the region, with assistance from Greening Australia. Large windows in every room provide views of the lovely gardens and beyond to the natural landscape. There is plenty of storage with a four car garage attached to the house, a single span three car carport, a separate single carport and more. Other features include two reverse cycle ducted air conditioners, a slow combustion wood fire, a professionally built skateboard half pipe and a chicken coop. A 110,000 litre in-ground concrete water tank supplies cool and beautiful rain water to the home, year round. The Envirocycle environmentally friendly waste water treatment system helps to keep the garden green all year round. Outdoor water is sourced by a bore, which can also be used to run the toilets to preserve rain water. At over 920m peak altitude, you can find breathtaking views north, west and south, without ever leaving your own block. Bushwalking and nature spotting in your own backyard is enviable. This is a well loved and cared for family home, with a sealed 100m driveway providing easy access to the house. Located in stage one of Royalla, this house has never been for sale previously. And where else in the world can you live on 27 acres while being under 10 minutes from the local Woolies, 24 minutes from an international airport and 27 minutes from the CBD?

Features:

- Well-loved family home in stage one of Royalla, never previously for sale
- Suitable for various lifestyles: family, entertainers, horse or stock owners, motoring enthusiasts, nature lovers, etc.
- Spacious four-bedroom, two-bathroom home
- Large updated kitchen
- Separate space for teenager/adult retreat
- Flanked by three pergolas, including a large 68m² one perfect for entertaining
- Large front veranda overlooking gardens
- Well-established low-maintenance native gardens
- Large windows providing views of gardens and natural landscape
- Breathtaking views from 920m peak altitude
- Abundant storage space including garage, carports, and more
- Two reverse cycle ducted air conditioners
- Slow combustion wood fire
- Skateboard half pipe
- Chicken coop
- Four-car garaging under roofline
- Single span three car carport
- Separate single carport
- Sealed 100m driveway for easy access
- 110,000 litre in-ground concrete water tank
- Bore for outdoor use and toilets
- 11 hectares or 27 acres
- Convenient location: under 10 minutes from local supermarket, 24 minutes from international airport, 27 minutes from CBD

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